

1.0 PROJECT DESCRIPTION

MSAU HQ-BEQ Operations Facility

The P707 project scope is to design and construct a multi-story Marine Security Augment Unit (MSAU) Headquarters Bachelor Enlisted Quarters (HQ-BEQ). The facility shall contain 126 Marine Corps 2+0 sleeping units and accompanying support spaces. Maximum occupancy for the BEQ portion of the MSAU HQ-BEQ building shall be 252 military personnel. The maximum total area of the MSAU HQ-BEQ shall be 75,073 SF. Individual room dimension requirements are defined by FC 4-721-10N (1 November 2012; Change 5, 22 January 2015), NAVY AND MARINE CORPS UNACCOMPANIED HOUSING.

The facility shall be designed around enclosed interior corridors using the Room Plan layout included with Part 6 of this RFP. Each Marine Corps 2+0 Room shall include a double occupancy living/sleeping area, a shared bathroom (to include a toilet, vanity cabinet with countertop and lavatory, and shower compartment), and a service area (to include base and wall cabinets, countertop, sink and refrigerator, and two lockable individual closets). An 80 SF Compound Access Control (CAC) booth is also required for the project.

In addition to the individual sleeping rooms, the BEQ shall include an entrance vestibule, a duty office with two adjacent heads, Post 1, a multipurpose room/spaces, a conference room, a mail box area, a laundry room supporting commercial-grade washers and dryers, vending space, a passenger/freight elevator, stair towers, corridors, janitor's closets, and facility support spaces to include mechanical, electrical, telecommunications, and fire protection spaces. Support spaces in addition to those listed above are identified in the Space Tabulations Chart and the Room Requirements Charts of the Project Program.

The HQ portion of the MSAU HQ-BEQ building has open and enclosed offices, storage areas, squad briefing rooms, and shower facilities. Also included are an arms room, weapons cleaning area, and special cage storage.

The multi-story MSAU HQ-BEQ building has a steep-sloped metal standing seam hipped roof with snow guards. The building has face brick veneer and cast stone, precast concrete or natural stone accents compatible with the Georgian Architecture of MCB Quantico and the immediately adjacent structures. Structural systems include reinforced concrete footings, reinforced concrete slab on grade, elevated concrete slab, CMU masonry bearing walls, steel framing and steel roof decking. Sustainable design principles and Anti-terrorism/Force Protection (AT/FP) design standards, to include design and construction for progressive collapse, shall be incorporated into the design.

MCESG Annex

The P707 project shall also design and construct a two-story Marine Corps Embassy Security Guard (MCESG) Annex. The facility includes single offices, open offices with work stations, a conference room, entrance vestibule, vertical circulation (stair towers and elevator), restrooms, and break areas containing base and wall cabinets with sinks for assigned military personnel. Support spaces include mechanical, electrical, and telecommunications rooms and an elevator machine room. The maximum area of the MCESG Annex is 9,676 SF.

The building will be used to train Marine personnel in realistic settings similar to those in which they may be assigned. Interior finishes are to be durable and able to withstand high levels of abuse.

This two-story MCESG Annex has a steep-sloped metal standing seam roof with snow guards. The building has face brick veneer and cast stone, precast concrete or natural stone accents compatible with the Georgian Architecture of MCB Quantico and the immediately adjacent structures. Structural systems include reinforced concrete footings, reinforced concrete slab on grade, elevated concrete slab, CMU masonry bearing walls, steel framing and steel roof decking. Sustainable design principles and Anti-terrorism/Force Protection (AT/FP) design standards shall be incorporated into the design.

Site work will include new utilities and site lighting, and sidewalks, bicycle racks, storm drainage, parking and driveways, access roads, flagpole, brick dumpster enclosure, brick HVAC and electrical equipment enclosure, security fencing, athletic training area, and outdoor weapons cleaning area.

Building materials, building systems and construction methods shall follow the requirements established in the Engineering System Requirements (ESR) of the Project Program and the Performance Technical Specifications (PTS) of this RFP.

1.1 Project Demolition

The project includes demolition of Buildings 27266 (Whaling Hall) and 27267 (Armory Building, Demolition Note #14 on Sheet C-102)

The Contractor shall notify the Government at least 60 days prior to the commencement of any building demolition activities.

Before demolition of Whaling Hall, the Contractor shall carefully remove the building plaque, without damaging it, and return it to the Government. The Government will be responsible for moving Marines out of Whaling Hall and will coordinate with DRMO with regards to salvageable furnishings. Any unattached furnishings or fixtures that are left behind may be demolished with the building. All Government equipment, to include communication equipment, fire (King Fisher transmitter), audio-visual equipment, and MCCS equipment, shall be returned to the Government.

The Contractor shall coordinate all salvage activities with the Contracting Officer.

The Contractor shall remove existing foundations and provide properly compacted backfill, as required by the design.

The Contractor shall be responsible for utilities and utility cut-off. Certain utility infrastructure and capacity will be available for re-use by the newly constructed facilities.

A hazardous materials analysis of Whaling Hall is provided in Part 6 of this RFP. Specifications for handling hazardous materials are included in Part 5 of this RFP.

Cultural resources compliance for this project is complete. No further SHPO consultation is required.